

# +/- 8,134 SF FREESTANDING BUILDING (2 LEVELS)

15-17 Oak Street Patchogue, NY 11772

**FOR SALE**



Commercial



# EXECUTIVE SUMMARY

15-17 Oak Street Patchogue, NY 11772

<b>Building Size:</b>	+/- 8,134 SF	<b>Lot Size:</b>	0.34 Acres
<b>Number of Units:</b>	One (1)	<b>Parking:</b>	19 Private Spaces +Ample Municipal
<b>Number of Floors</b>	Two (2)	<b>Zoning:</b>	D3
<b>Annual Taxes:</b>	\$22,000.00	<b>Sale Price:</b>	On Request

## Property Overview

Rare Opportunity to Purchase the Patchogue Village Lifestyle! This freestanding retail building is strategically located in the vibrant heart of Patchogue Village, offering +/-8,134 square feet of versatile space across two floors, each with +/- 4,000 square feet. The main level is currently occupied by the owner, who operates a renowned music instruction academy, and is open to a leaseback arrangement or delivering the building vacant for the right buyer.

The meticulously renovated building features a high-end \$100K+ glass front facade, new ductless air conditioning units, fire alarm, security and video surveillance systems, fully paid solar panels, brand new water fountains, and fully renovated ADA-compliant bathrooms. The lower level is a blank slate with immaculate flooring, drop ceilings, ample storage, two bathrooms, a utility room with a grease trap, and an exterior rear entry leading to the parking lot. The main level includes a private executive office with its own bathroom. The property, adjacent to a large municipal lot, the private lot includes 19 dedicated parking spaces and is within walking distance to Patchogue's revitalized downtown area with numerous restaurants, shops, and new apartments.

This prime real estate opportunity combines a strategic location, modern updates, and flexible usage options, making it a true "Do Not Miss" opportunity.

## Property Highlights

- Located in the heart of Patchogue Village, near restaurants, shops, and new apartments.
- +/- 8,134 square feet across two floors, with a blank slate lower level and a music academy on the main level.
- High-end renovations including a \$100K+ glass front, new AC units, security systems, solar panels, and ADA-compliant bathrooms.
- Flexible options: leaseback arrangement or vacant delivery.
- Adjacent to a municipal lot plus 19 dedicated parking spaces in private lot.

*Exclusively represented by:*

**Michael G. Murphy**

President | Commercial Division

631.858.2460 Email: michael.murphy@elliman.com

# EXTERIOR PHOTOS

15-17 Oak Street Patchogue, NY 11772



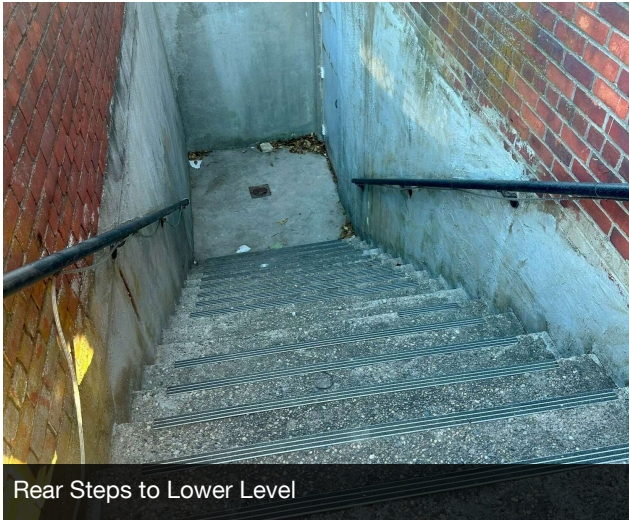
Public Parking Adjacent to Building



Beautiful Brick and Glass Facade + 100 Feet of Frontage



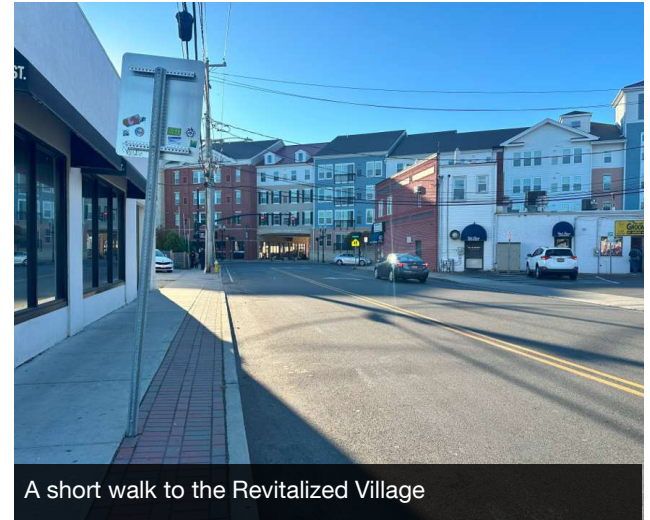
Rear Entry From Private Lot



Rear Steps to Lower Level



Ample Parking for 19 cars



A short walk to the Revitalized Village

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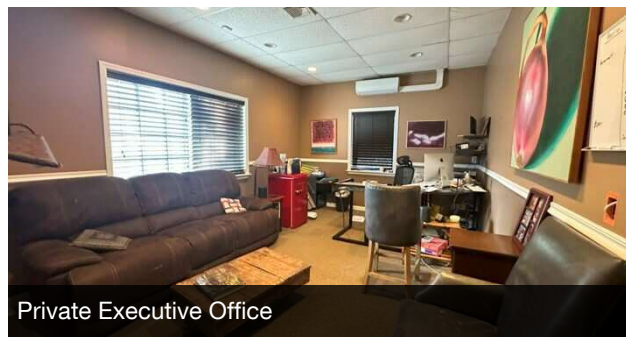
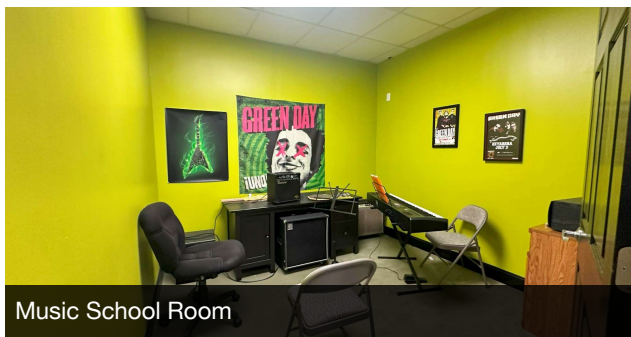
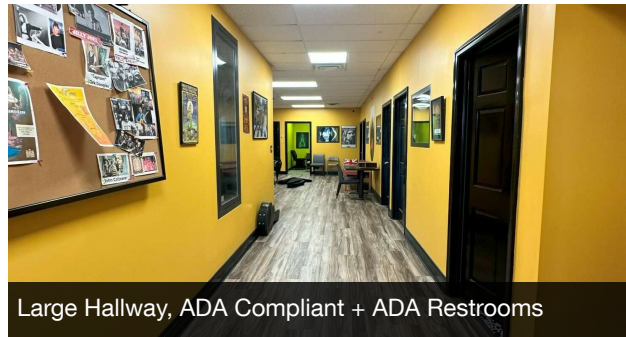
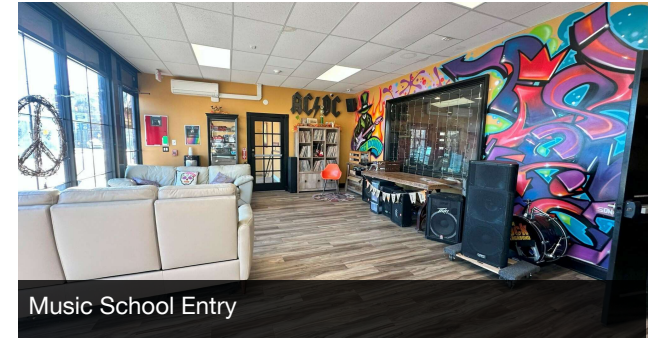
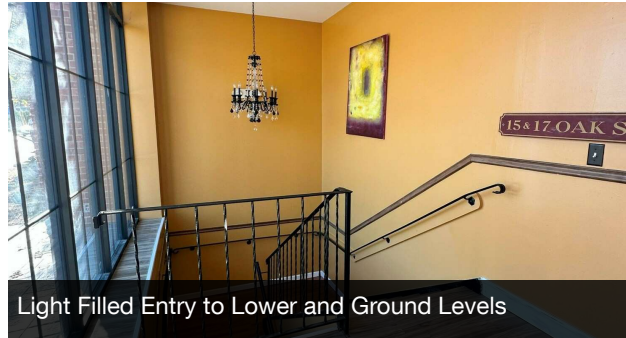
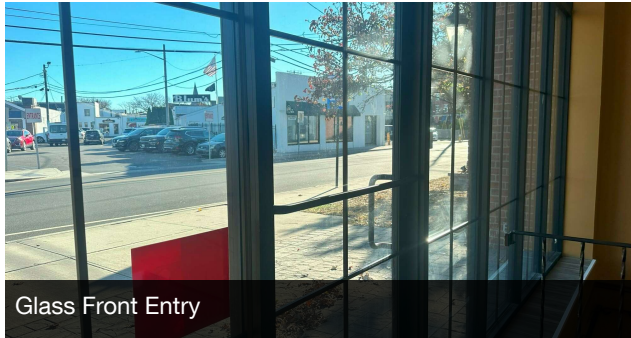
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# GROUND FLOOR PHOTOS

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# LOWER-LEVEL PHOTOS

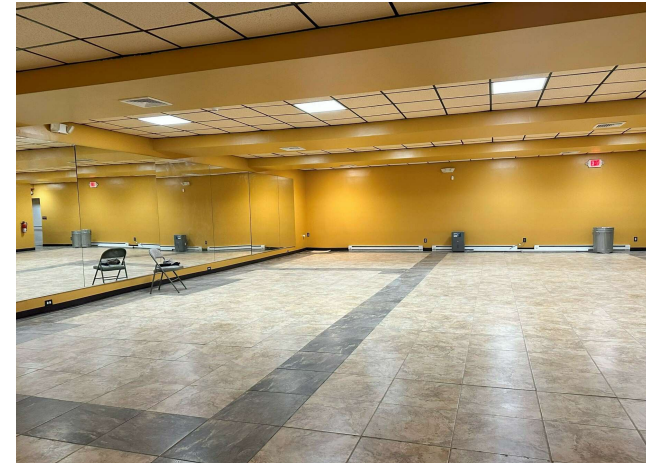
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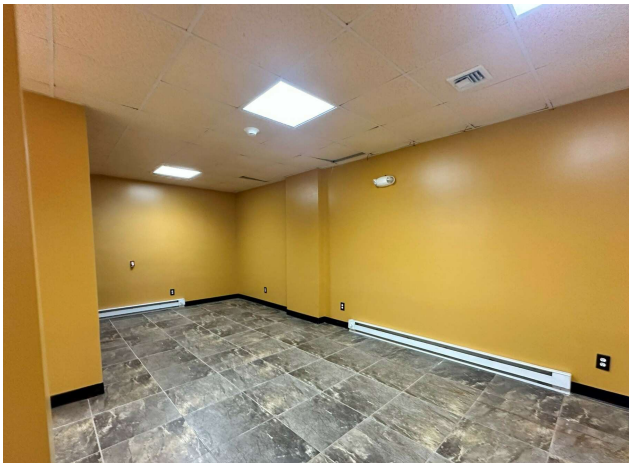
Large Open Floor Plan on Lower Level



Immaculate Drop Ceilings + Flooring



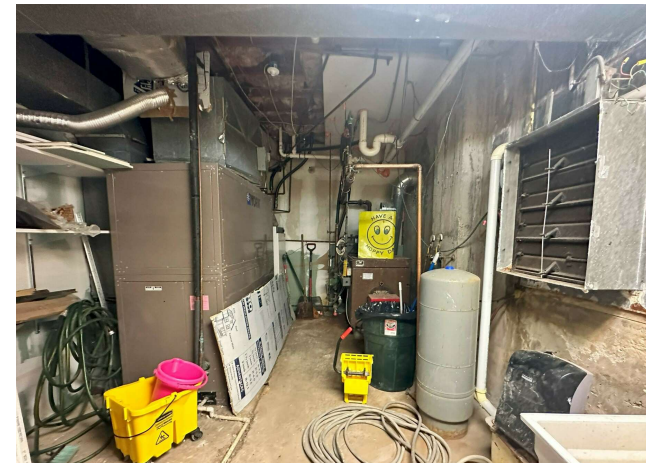
Ample Light and Mirrored Wall



Ample Storage + Room for Office Space



Multi-Stall Bath + One Additional Bath on Lower Level



Utility Room with Maintained Systems + Grease Trap

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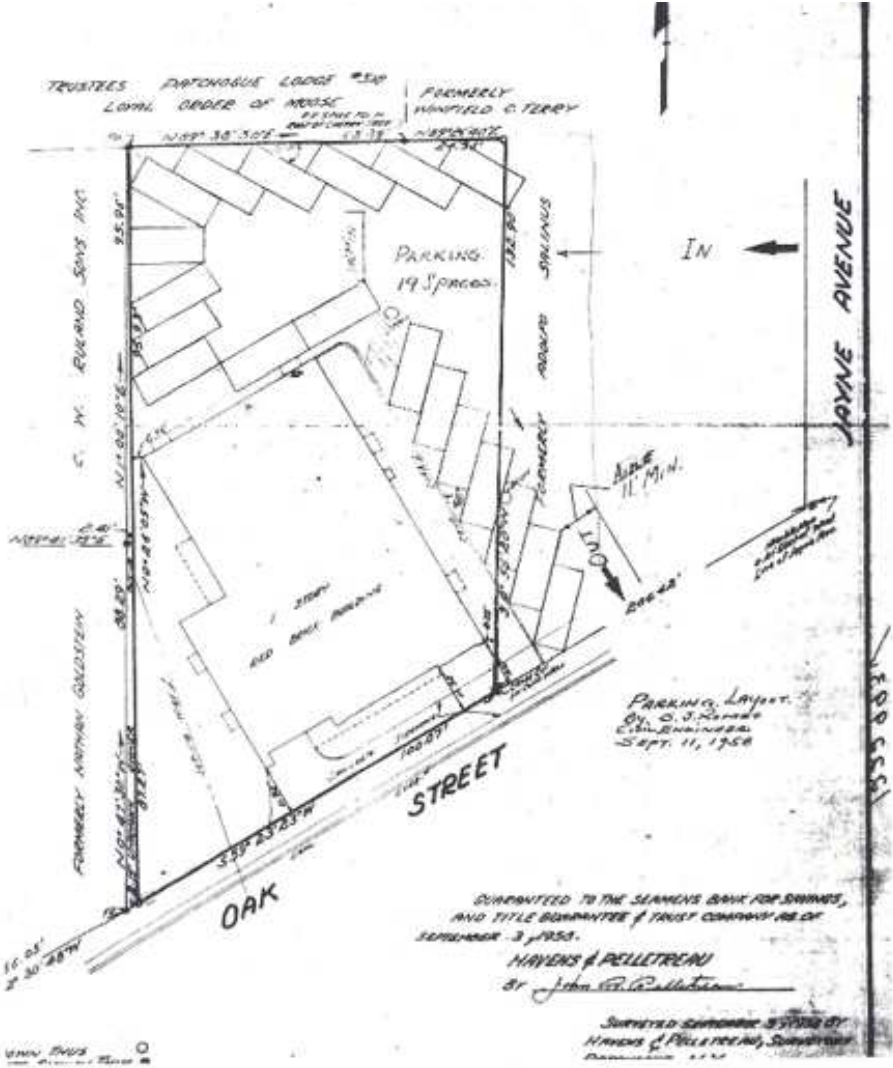
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# PROPERTY SURVEY

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# AERIAL VIEW OF PROPERTY

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# RETAILER MAP

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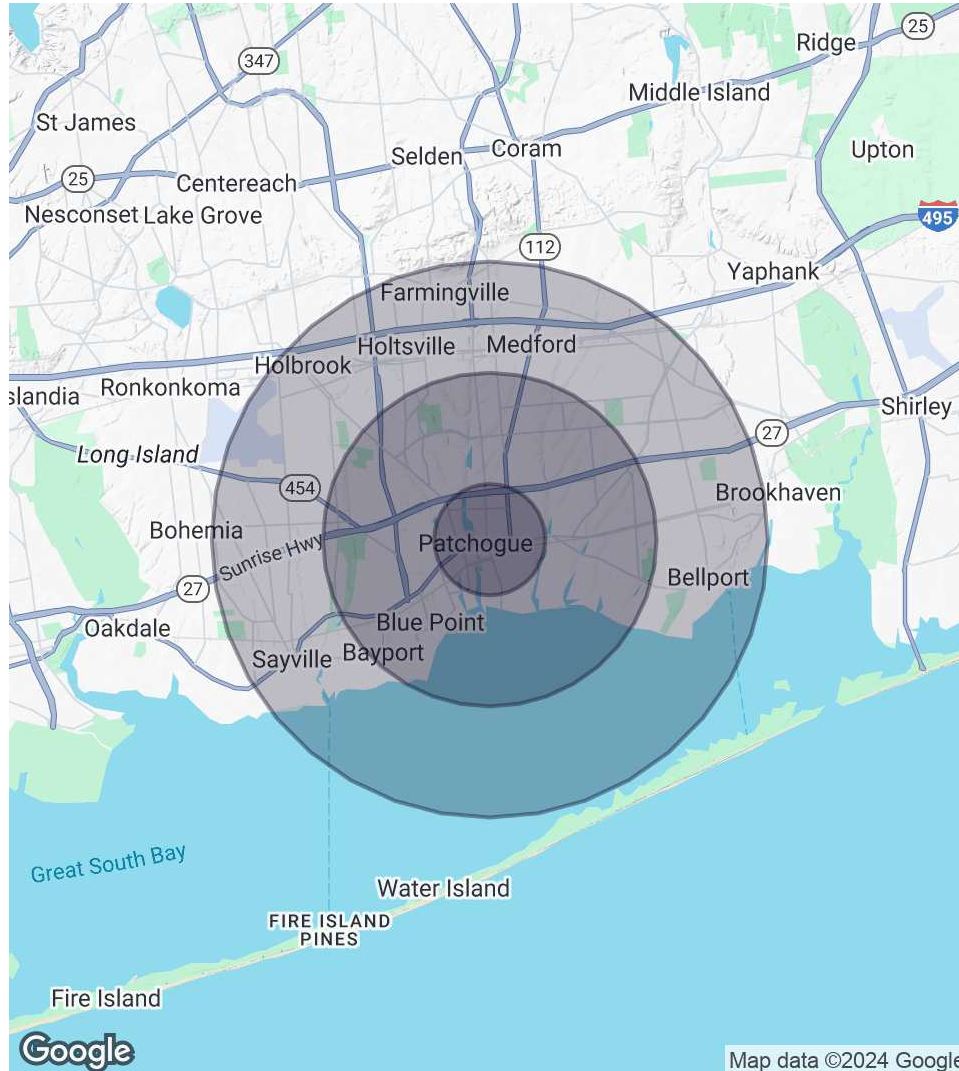
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# DEMOGRAPHICS MAP & REPORT

## 15-17 Oak Street Patchogue, NY 11772



### 1 Mile Radius

**Population**  
15,200  
**Households**  
6,203  
**Average HH Income**  
\$131,541

### 3 Miles Radius

**Population**  
68,714  
**Households**  
26,359  
**Average HH Income**  
\$149,300

### 5 Miles Radius

**Population**  
165,220  
**Households**  
59,584  
**Average HH Income**  
\$155,048

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# ADVISOR BIO 1

15-17 Oak Street Patchogue, NY 11772



## Michael G. Murphy

President | Commercial Division

michael.murphy@elliman.com

Direct: **631.858.2460** | Cell: **631.834.2626**

## Professional Background

Michael G. Murphy is the President & Head of Operations of Douglas Elliman Real Estate's Commercial Division, a leading full-service commercial brokerage firm. In addition to his role overseeing the day-to-day operations of the multibillion-dollar Commercial office, Michael also sits on the Senior Executive Advisory Board at Elliman, one of the leading real estate firms in the world. In his innumerable roles Michael is responsible for strategic planning and the company's day-to-day commercial operations that involves overseeing more than 100 offices spanning across the five boroughs. He plays a pivotal role in the recruitment of top talent, business development, and integrating the company's real estate brokerage activities with project management and facilities management.

A trendsetter in the world of real estate, Murphy is responsible for the inception of a full-service commercial real estate division at Douglas Elliman. In 2003, it was Michael who shaped the idea of a commercial unit to take advantage of the referrals that were filtering out of the company's residential offices. Since its commencement, Michael has developed an exceptional referral base of loyal clients, completing in excess of a billion dollars in real estate transactions which include Hotels, Shopping centers, Triple Net opportunities, Land deals, several noteworthy office/ industrial leases and retail developments with national chains. Having represented some of the most recognized names in the Real Estate and Business arena, Michael brings a depth of knowledge to the Commercial Division that is second to none.

A self-starter, creative problem solver and an expert negotiator, Murphy has proven to be a trailblazer and is an iconic figure in the business industry. Prior to joining Douglas Elliman, he was a managing principal at Global Commercial Realty. He also co-owned and operated the "Dublin" Group, a chain of successful restaurant/bars throughout the Long Island area including Dublin Down, Dublin Over, Dublin Deck, Planet Dublin, Murphy's Law, Venue 56, as well as his newest venture in the hospitality, Industry Prato 850, A Gastro Pub, and hot spot in Commack.

In 2007 Michael was a recipient of Long Islands Prestigious 40 under 40 award, which is given to outstanding members of the business community who are under the age of 40. For well over a decade Michael has consistently been honored with numerous TOP Broker awards such as the Pinnacle Award, Platinum award and has consecutively been presented with the Award for # 1 Commercial Broker for GCI and Transactions within the Elliman network. Michael was also the Recipient of the CoStar Power Broker Award in 2016, 2017, 2018 and 2019 and was honored as Long Island Business News Top Commercial Broker for 2017.

Michael has an extensive academic background receiving his MBA in International Business from Franklin College, in Lugano Switzerland where he was selected from an elite group of scholars to participate in a one year accelerated program after first receiving his B.A. from CW Post Long Island University, where he played football on scholarship.

His professional affiliations include Commercial Industry Brokers Society of Long Island (CIBS), International Council of Shopping Centers (ICSC), Long Island Commercial Network (LICN) and LIBI. He participates in several philanthropic activities donating both time and financial aid to various charities including the Sunshine Kids, American Heart Association, Toys for Tots, St. Jude, All Inclusive Lacrosse and more.

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## We Are Commercial Real Estate

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Commercial real estate involves more than just property listings. To get the most effective results, you need to partner with a company that has a full complement of services and an in-depth team of professionals to help with all your needs. Douglas Elliman's team of commercial real estate experts is committed to unrivaled performance standards when working with tenants, investors, purchasers and owners. We represent all major property types including office, industrial, retail, apartment and land. We treat each assignment with commitment and focus, from a single transaction in a local market to national and multi-market assignments. We help negotiate contracts, coordinate construction and provide both property management as well as ongoing advisory service to satisfy your changing real estate needs. Our breadth of market knowledge, unprecedented network and use of innovative technology extend to all types of property transactions. For information on our services please contact us today.